

AMENDED IN SENATE MARCH 29, 2011

**SENATE BILL**

**No. 580**

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**Introduced by Senators Wolk and Kehoe**

**(Coauthors: Senators Evans and Pavley)**

~~(Coauthor~~ *Coauthors: Assembly Member Members Chesbro and  
Huffman)*

February 17, 2011

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An act to add Section 5013.2 to the Public Resources Code, relating to state parks.

LEGISLATIVE COUNSEL'S DIGEST

SB 580, as amended, Wolk. State parks: acquired land: limits on disposition or use.

~~The~~

*Existing law authorizes the Department of Parks and Recreation, with the consent of the Department of Finance, is authorized to acquire title to or any interest in real property that the department deems necessary or proper for the extension, improvement, or development of the state park system. The Existing law also authorizes the department is also authorized to accept monetary and real property gifts to be used in any connection with the state park system.*

This bill would prohibit land acquired for the state park system, through public funds or gifts, from being disposed of or used for other purposes incompatible with park purposes without the substitution of other land. This bill would require the State Park and Recreation Commission, following a duly noticed public hearing, to certify that all requests to dispose of or use the land for other purposes incompatible with park purposes provide for the substitution of other land meeting certain criteria. If lands that fully meet the substitution eligibility criteria

cannot be acquired, the commission would be authorized, if certain conditions are met, to approve a combination of substitute park lands and monetary compensation to allow for the disposal or use of lands for other purposes incompatible with park purposes. The bill would require that the commission consider requests only if the commission determines that all practical alternatives that avoid the proposed disposal or use of park lands for other purposes incompatible with park purposes have been considered.

This bill would provide that its provisions shall not apply to existing uses of state park lands that have been authorized on or before January 1, 2012, by written agreement with the Department of Parks and Recreation or by the general plan for a state park unit.

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 5013.2 is added to the Public Resources  
2 Code, to read:  
3 5013.2. (a) Land acquired for the state park system with public  
4 funds or through receipt of gifts or bequests from individuals or  
5 private entities with the express purpose of expanding or  
6 maintaining the state park system shall not be disposed of or used  
7 for other purposes incompatible with park purposes without the  
8 substitution of other land pursuant to subdivision (b).  
9 (b) Following a duly noticed public hearing, the State Park and  
10 Recreation Commission shall certify that ~~all requests~~ *any request*  
11 to dispose of or use for other purposes incompatible with park  
12 purposes land described in subdivision (a) shall provide for the  
13 substitution of other land that meets all of the following criteria:  
14 (1) Has equal ~~environmental value~~ *environmental, natural,*  
15 *cultural, or historical value*, or other value for which the park was  
16 established.  
17 (2) Has the same or greater fair market value, as established by  
18 ~~an approved appraisal~~ *appraisal conducted by a qualified member*  
19 *of the Appraisal Institute who is licensed pursuant to Part 3*  
20 *(commencing with Section 11300) of Division 4 of the Business*  
21 *and Professions Code.*

1 (3) Is located in an area that would allow for use of the substitute  
2 park land by generally the same persons who used the acquired  
3 land.

4 (4) Provides reasonably equivalent public access and recreational  
5 value, ~~or has reasonably equivalent natural, cultural, or historic~~  
6 ~~significance.~~ *value.*

7 (c) In the event that substitute lands cannot be acquired to fully  
8 meet the requirements of subdivision (b), the commission may  
9 approve a combination of substitute park lands and monetary  
10 compensation to allow for the disposal or use of lands pursuant to  
11 subdivision (a) if all of the following criteria are met:

12 (1) To the greatest extent possible, all substitute lands meet the  
13 requirements of subdivision (b).

14 (2) Any monetary compensation is equal to or greater than the  
15 fair market value of the lands under subdivision (a) that are not  
16 otherwise substituted for under paragraph (1), as established by  
17 ~~an approved appraisal~~ *appraisal conducted by a qualified member*  
18 *of the Appraisal Institute who is licensed pursuant to Part 3*  
19 *(commencing with Section 11300) of Division 4 of the Business*  
20 *and Professions Code.*

21 (3) Any monetary compensation is sufficient to enable the  
22 department to acquire, in fee simple, other park lands of equal  
23 acreage to the lands not otherwise substituted for under paragraph  
24 (1), plus the costs of developing those park lands, including park  
25 facilities and other improvements to the land as may be deemed  
26 necessary by the commission. The department shall give preference  
27 to the acquisition of substitute park lands that are located generally  
28 within the geographic region affected by the loss of park lands  
29 under this section.

30 (d) The commission shall consider requests for purposes of  
31 subdivision (b) only if the commission determines that all practical  
32 alternatives that avoid the proposed disposal or use of park lands  
33 for other purposes incompatible with park purposes have been  
34 considered. In making the determination, the commission shall  
35 consider information provided by other governmental entities with  
36 regulatory or permitting authority over the proposed nonpark use  
37 and other interested parties.

38 (e) This section shall not apply to existing uses of state park  
39 lands that have been authorized on or before January 1, 2012, by  
40 written agreement with the department pursuant to an existing

1 permit, a legally recorded deed, a memorandum of understanding,  
2 or other written agreement with the department, or by the general  
3 plan for a state park unit. This subdivision does not expand or  
4 facilitate the use of state park lands beyond the current use allowed  
5 on or before January 1, 2012, by written agreement with the  
6 department.

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